

# Traffic Engineering Solutions, P.C.

193 Lexington Road  
Glastonbury, CT 06033

---

## M E M O R A N D U M

---

**DATE:** January 21, 2008  
**TO:** Brian C. Curtis, P.E.  
Nathan L. Jacobson & Associates, Inc.  
86 Main Street  
P.O. Box 337  
Chester, CT 06412 - 0337  
**FROM:** Bruce Hillson - Traffic Engineering Solutions, P.C.  
**RE:** Review of Traffic Information relating to the proposed 51,545  
Square Foot Retail Development – Route 17 at Route 147

It was brought to my attention during our recent telephone conversation that the proposed use of the 39,945 square foot building included in the “retail” development at the northwest corner of Routes 17 and 147 in Durham will actually be a grocery store. The November 2007 Traffic Impact and Access Study prepared by Vanasse Hangen Brustlin, Inc. (VHB) indicates that the entire development will be retail uses and makes no reference to a grocery store. The VHB study used the trip generation information for a shopping center to determine the number of trips associated with the development. After reviewing the ITE Trip Generation reference for grocery stores, Traffic Engineering Solutions, P.C. determined that the 51,545 square foot development with a 39,945 square foot grocery store will generate a significantly greater number of trips during the afternoon peak hour than was anticipated by the Traffic Impact and Access Study (more than 500 trips vs. 404 trips indicated in the VHB report for the afternoon peak hour).

Accordingly, the Traffic Impact and Access Study does not adequately represent the number of trips associated with the proposed development and the capacity analyses do not address the traffic operations that should be expected upon completion of the proposed development. Comments in our earlier review memorandums relating to trip generation, capacity and queuing analyses should be disregarded as they relate to the impacts associated with the lower number of trips associated with a 51,545 square foot “retail” only development.

If you have any questions, please call me.

Bruce